173.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,049,200 / 1,049,200
					USE VALUE:	1,049,200 / 1,049,200
					ASSESSED:	1,049,200 / 1,049,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RALSTON BRIAN & GRETCHEN
Owner 2:	
Owner 3:	
Street 1:	28 TANAGER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ABBOTT WALTER R JR -
Owner 2:	-
Street 1:	28 TANAGER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .31 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Wood Shingle Exterior and 2563 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13500.000	471,700		577,500	1,049,200
Total Card	0.310	471,700		577,500	1,049,200
Total Parcel	0.310	471,700		577,500	1,049,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.40 /Parcel: 409.40

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115556

GIS Ref

GIS Ref

Insp Date 08/08/18

!13477!

PREVIOUS ASSESSMENT

Parcel ID 173.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	471,700	0	13,500.	577,500	1,049,200		Year end	12/23/2021
2021	101	FV	458,100	0	13,500.	577,500	1,035,600		Year End Roll	12/10/2020
2020	101	FV	458,200	0	13,500.	577,500	1,035,700	1,035,700	Year End Roll	12/18/2019
2019	101	FV	346,700	0	13,500.	577,500	924,200	924,200	Year End Roll	1/3/2019
2018	101	FV	346,900	0	13,500.	511,500	858,400	858,400	Year End Roll	12/20/2017
2017	101	FV	346,900	0	13,500.	429,000	775,900	775,900	Year End Roll	1/3/2017
2016	101	FV	346,900	0	13,500.	429,000	775,900	775,900	Year End	1/4/2016
2015	101	FV	328,400	0	13,500.	371,300	699,700	699,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:09:26

LAST REV

Date	Time
11/10/21	11:02:00
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13477

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ABBOTT WALTER R	78988-206	1	10/25/2021		1,400,000	No	No		
	20952-544		1/1/1991		99	No	No		A

USER DEFINED

Prior Id # 1:	115556
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/22/2005	273	Manual	1,000	C				2x6 bumpout
4/13/2005	242	Manual	2,000	C				remove chimney
8/20/2004	765	New Wind	7,000	C				porch repairs

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
8/8/2018	Inspected	BS	Barbara S
6/19/2018	MEAS&NOTICE	BS	Barbara S
11/12/2008	Meas/Inspect	355	PATRIOT
10/26/2005	Inspected	BR	B Rossignol
1/4/2000	Meas/Inspect	263	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13500		Sq. Ft.	Site		0	70.	0.61	8									577,499						577,500	

Total AC/HA:	0.30992	Total SF/SM:	13500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	577,499	Spl Credit		Total:	577,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.06832671
Const Adj.:	0.98990101
Adj $ / SQ:	142.768
Other Features:	97750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	579433
Depreciation:	107775
Depreciated Total:	471658

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

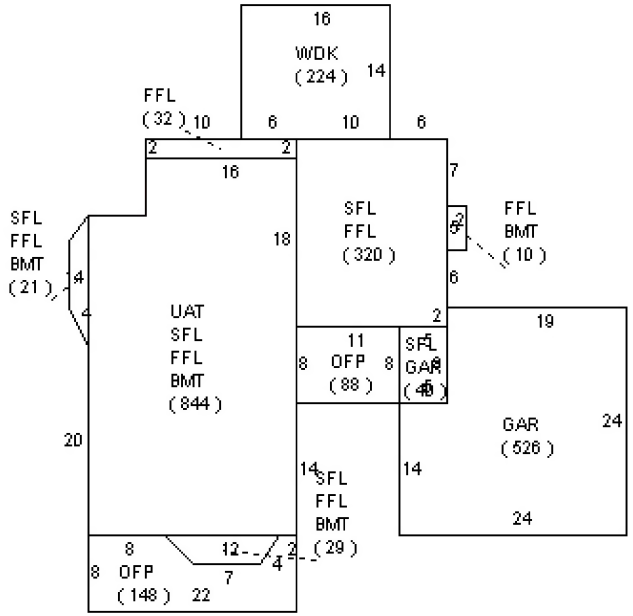
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	157.04
Special Features:	0	Val/Su Net:	101.42
Final Total:	471700	Val/Su SzAd	187.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,256	142.770	179,316
SFL	Second Floor	1,254	142.770	179,031
BMT	Basement	904	42.830	38,719
GAR	Garage	566	19.220	10,879
OFP	Open Porch	236	23.250	5,488
WDK	Deck	224	10.360	2,320
UAT	Upper Attic	211	62.820	13,255
	Net Sketched Area:	4,651	Total:	429,008
Size Ad	2510	Gross Area	5284	FinArea 2563

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 173.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	